



# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

June 10, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF TREASURER AND TAX COLLECTOR:  
AGREEMENTS TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES  
SUPERVISORIAL DISTRICT 3 - AGREEMENT 2574  
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2571  
(3 VOTES)**

**SUBJECT**

The Mountains Recreation and Conservation Authority is seeking to buy seven (7) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted property for a qualifying public purpose or benefit. Mountains Recreation and Conservation Authority intends to utilize the seven (7) properties for the public benefit by dedicating the properties as permanent open space and public parkland.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation and Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A." Exhibit "A," attached to each Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. These agreements are with the Mountains Recreation and Conservation Authority, which intends to utilize these properties for permanent open space and public parkland purposes.

### **Implementation of Strategic Plan Goals**

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the Los Angeles County (County) for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2007-08 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Honorable Board of Supervisors  
June 10, 2008  
Page 3

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:MJS

Attachments

c: County Counsel  
Assessor  
Auditor-Controller  
Treasurer and Tax Collector

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
225 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

Attachment "A"

HAROLD J. OSTLY  
TAX COLLECTOR

November 17, 1970

W. T. KIDWELL  
CHIEF DEPUTY

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

---

ORIGINAL SIGNED

HAROLD J. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000172

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**THIRD SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2574**

**AGENCY**

Mountains Recreation & Conservation Authority  
Public Agency

Selling price of these parcels  
shall be \$ 7,326.00

Public Agency intends to utilize  
these properties for permanent  
open space and public parkland  
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
3 <sup>RD</sup>	COUNTY OF LOS ANGELES	4444-024-010	\$ 4,542.00
3 <sup>RD</sup>	COUNTY OF LOS ANGELES	4444-026-020	\$ 2,784.00

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

**AGREEMENT NUMBER 2571**

#### AGENCY

Mountains Recreation & Conservation Authority  
Public Agency

Selling price of these parcels  
shall be \$ 19,834.00

Public Agency intends to utilize  
these properties for permanent  
open space and public parkland  
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 <sup>TH</sup>	COUNTY OF LOS ANGELES	2818-008-010	\$ 2,644.00
5 <sup>TH</sup>	COUNTY OF LOS ANGELES	2845-011-005	\$ 1,322.00
5 <sup>TH</sup>	COUNTY OF LOS ANGELES	3056-003-092	\$ 2,309.00
5 <sup>TH</sup>	COUNTY OF LOS ANGELES	3208-001-037	\$ 5,838.00
5 <sup>TH</sup>	COUNTY OF LOS ANGELES	3223-003-002	\$ 7,721.00

INTERIM-

**AGREEMENT NUMBER 2574**

**MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY**

**THIRD SUPERVISORIAL DISTRICT**

76612

16 JUNE 10, 2008





MOUNTAINS RECREATION & CONSERVATION AUTHORITY  
Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, CA 90265  
Phone (310) 589-3230 Fax (310) 589-3237

DISTRICT #3 COUNTY OF L.A.  
AGREEMENT # 2574

December 29, 2006

Mr. Stan Redins  
Los Angeles County Treasurer and Tax Collectors Office  
225 North Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes  
2007A Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 59 parcels on the attached list under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

Sincerely,

Paul Edelman  
Chief of Natural Resources and Planning

**received**  
1-8-07  
S. Redins

**MRCA Reservation of Tax Defaulted Properties for Public Purposes  
2007A Tax Sale**

<b>APN</b>	<b>Purpose</b>
2274-025-033	Permanent Open Space and Public Parkland
2401-022-010	Permanent Open Space and Public Parkland
2401-041-024	Permanent Open Space and Public Parkland
<del>2550-001-002</del> R	Permanent Open Space and Public Parkland
<del>2550-002-004</del> R	Permanent Open Space and Public Parkland
<del>2550-005-000</del> R	Permanent Open Space and Public Parkland
<del>2550-005-015</del> R	Permanent Open Space and Public Parkland
<del>2550-005-016</del> R	Permanent Open Space and Public Parkland
<del>2550-010-003</del> R	Permanent Open Space and Public Parkland
2563-030-001	Permanent Open Space and Public Parkland
<del>2564-018-016</del> R	Permanent Open Space and Public Parkland
2569-005-022	Permanent Open Space and Public Parkland
2569-005-023	Permanent Open Space and Public Parkland
<del>2569-022-063</del> R	Permanent Open Space and Public Parkland
2601-040-045	Permanent Open Space and Public Parkland
<del>2723-005-038</del> R	Permanent Open Space and Public Parkland
2818-008-010	Permanent Open Space and Public Parkland
<del>2826-018-055</del> R	Permanent Open Space and Public Parkland
2845-011-005	Permanent Open Space and Public Parkland
<del>2845-022-027</del> R	Permanent Open Space and Public Parkland
<del>2845-022-032</del> R	Permanent Open Space and Public Parkland
<del>3056-003-087</del> R	Permanent Open Space and Public Parkland
3056-003-092	Permanent Open Space and Public Parkland
3208-001-037	Permanent Open Space and Public Parkland

<del>3209-019-030</del> R	Permanent Open Space and Public Parkland
3223-003-002	Permanent Open Space and Public Parkland
3223-003-012	Permanent Open Space and Public Parkland
3247-005-013	Permanent Open Space and Public Parkland
<del>3247-005-027</del> R	Permanent Open Space and Public Parkland
3247-005-029	Permanent Open Space and Public Parkland
<del>3247-027-001</del> R	Permanent Open Space and Public Parkland
<del>3247-034-008</del> TS-Ø	Permanent Open Space and Public Parkland
<del>3247-034-024</del> R	Permanent Open Space and Public Parkland
4371-017-014	Permanent Open Space and Public Parkland
<del>4379-004-012</del> R	Permanent Open Space and Public Parkland
4380-018-018	Permanent Open Space and Public Parkland
4422-033-014	Permanent Open Space and Public Parkland
4444-024-010	Permanent Open Space and Public Parkland
4444-026-020	Permanent Open Space and Public Parkland
<del>4453-021-025</del> AR	Permanent Open Space and Public Parkland
<del>4453-021-026</del> AR	Permanent Open Space and Public Parkland
<del>4453-036-004</del> Rescinded	Permanent Open Space and Public Parkland
5208-021-020	Permanent Open Space and Public Parkland
5209-017-011	Permanent Open Space and Public Parkland
5306-004-019	Permanent Open Space and Public Parkland
5452-018-034	Permanent Open Space and Public Parkland
5454-021-018	Permanent Open Space and Public Parkland
5460-017-005	Permanent Open Space and Public Parkland
5460-017-007	Permanent Open Space and Public Parkland
<del>5460-017-008</del> R	Permanent Open Space and Public Parkland
5460-017-009	Permanent Open Space and Public Parkland
5460-017-010	Permanent Open Space and Public Parkland

5464-017-007	Permanent Open Space and Public Parkland
5466-010-014	Permanent Open Space and Public Parkland
5475-018-023	Permanent Open Space and Public Parkland
5475-019-013	Permanent Open Space and Public Parkland
5556-024-016	Permanent Open Space and Public Parkland
5608-010-001	Permanent Open Space and Public Parkland
<del>5608-014-006</del> R	Permanent Open Space and Public Parkland

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: Mountains Recreation and Conservation Authority
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

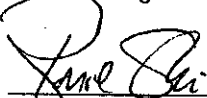
### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 4444-024-010, 4444-026-020
3. State the purpose and intended use for each parcel: Public Parkland and Open Space

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer



Authorized Signature

Chief Deputy Executive Officer  
Title

Nov. 8, 2007  
Date

# **MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

November 7, 2007 — Agenda Item V(l)

Resolution No. 07-148

## **RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF PROPERTIES IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT 2574, USING PUBLIC, PRIVATE, AND IN-LIEU-FEE MITIGATION FUNDS, TOPANGA CANYON AND CARBON CANYON AREAS, 3RD SUPERVISORIAL DISTRICT, UNINCORPORATED LOS ANGELES COUNTY**

*Resolved*, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement No. 2574 are important for a combination of ecological, recreational, viewshed, and watershed values.
2. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated November 7, 2007.
4. AUTHORIZES any related budget amendments if necessary.
5. AUTHORIZES acceptance of funds.
6. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 4444-024-010 and 4444-026-020 in Chapter 8 Agreement 2574.
7. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



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Chair

Agenda Item V(l)  
November 7, 2007  
Page 2

AYES: Hayduk, Daniel, Lange, Berger

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 7th day of November, 2007.

Date: 11/7/07



Executive Officer

## MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

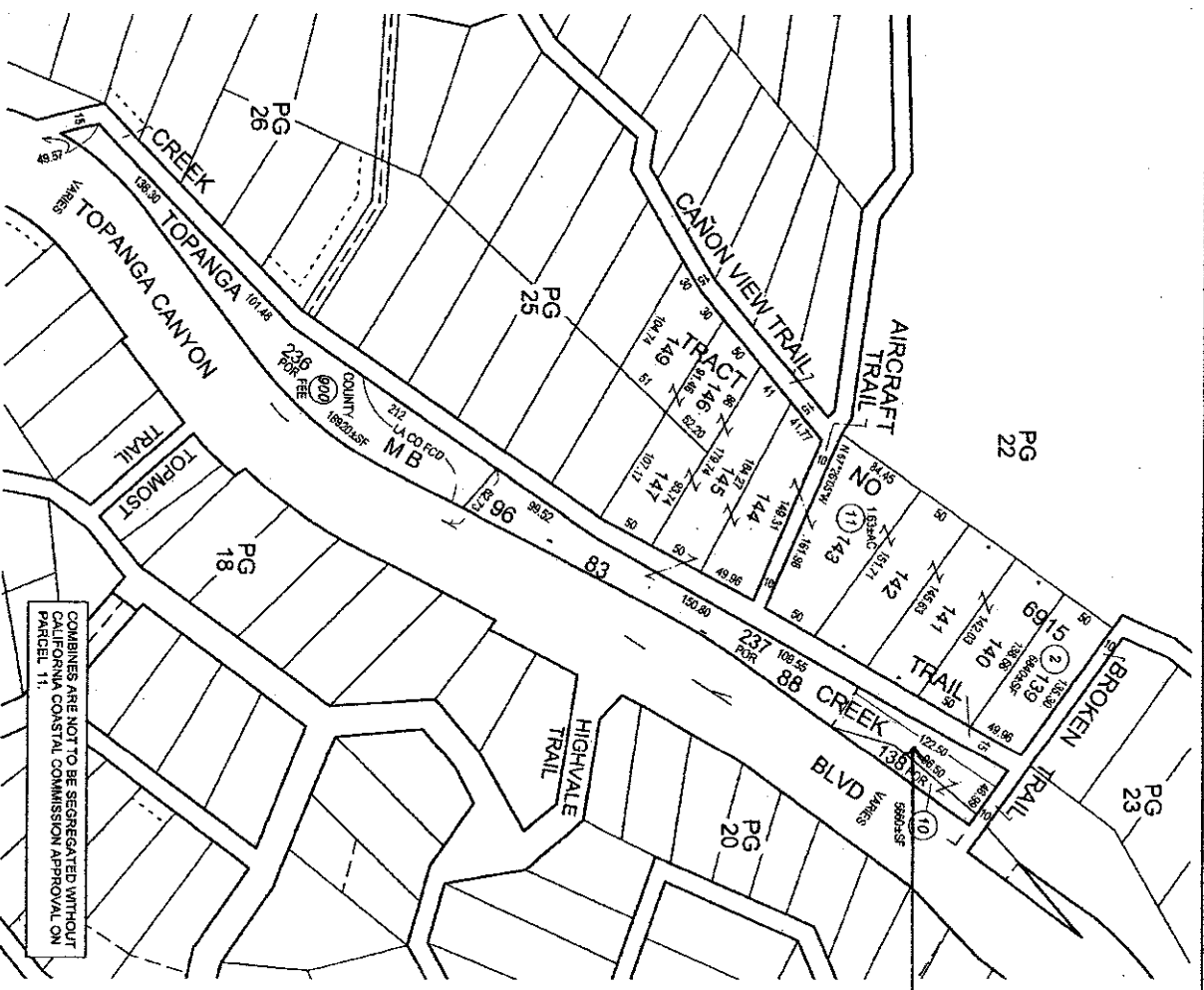
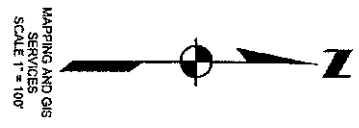
The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.



NIP 11 & PCL 10 SUB COMBINED IF TAX DELINQUENCY IS CLEARED ON THE LATER PARCEL.

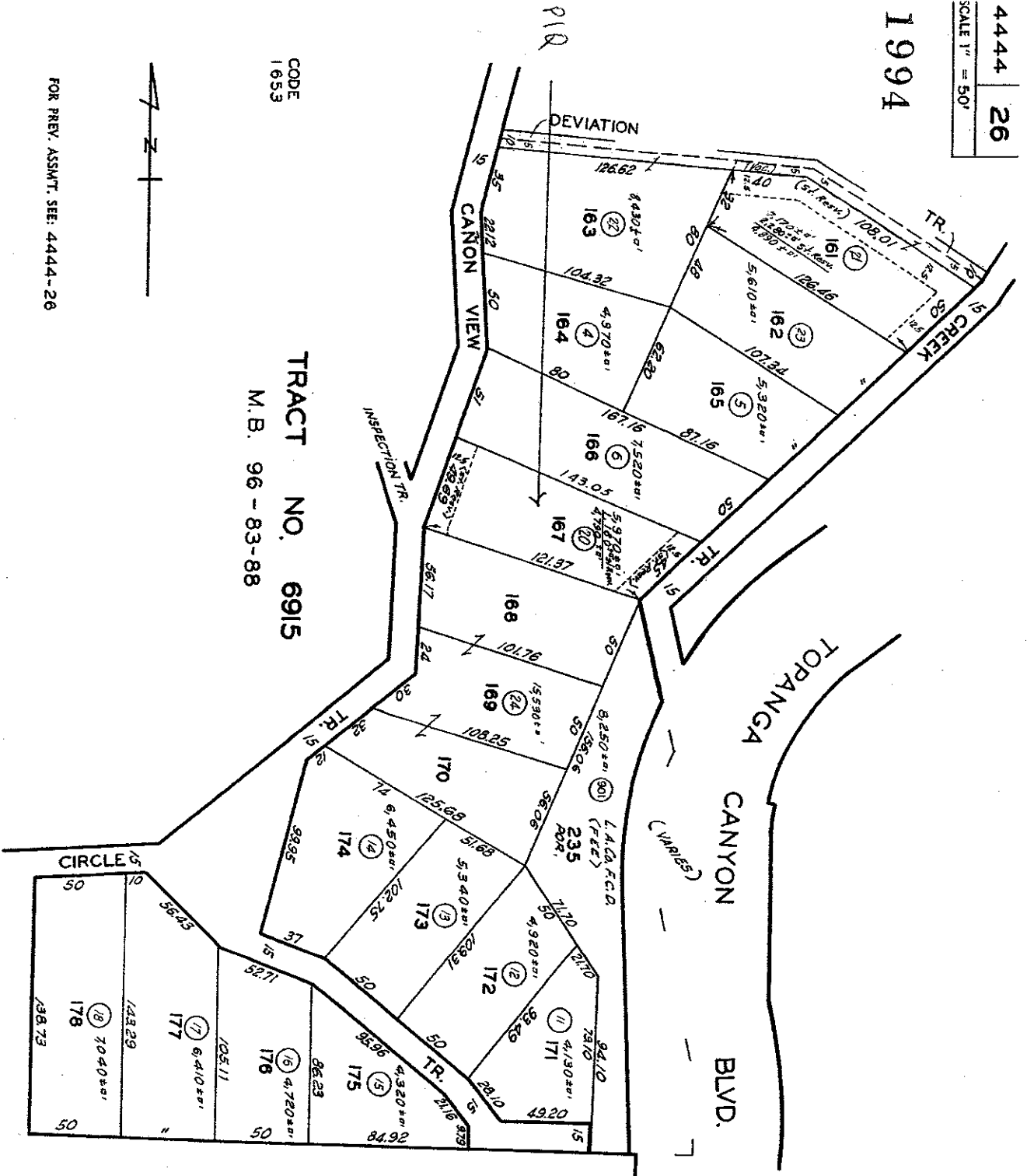
2007



4444 26

SCALE 1" = 50'

1994



FOR PREV. ASSMT. SEE: 4444-26

CODE  
1653

TRACT NO. 6915  
M.B. 96-83-88



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

REVISED  
5-3-61  
1-3-62  
5-15-62  
6/12/17  
7/27/2003  
7/24/2004  
8/10/20202

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY**  
(Public/Taxing Agency)

This Agreement is made this 10<sup>TH</sup> day of JUNE, 2008, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.  
County Counsel

By 

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form  
Revised 6/24/03



I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By 

Deputy

16 JUNE 10, 2008

AGREEMENT NUMBER 2574

76612

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said

ATTEST:  
MOUNTAINS RECREATION  
CONSERVATION

(Seal)

ATTEST:

By Sachi A. Hamai  
Clerk of the Board of Supervisors

By Lane Skj  
Chief Deputy Executive Officer

Board of Supervisors  
Los Angeles County

By Gloria B. Bente  
Chair of the Board of Supervisors

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

By [Signature]  
Deputy  
(seal)



16 JUN 10 2008

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

AGREEMENT NUMBER 2574

16 JUNE 10, 2008

76612

**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2574**

**Revised 11/15/07**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	1997	4444-024-010	\$4,542.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND

**LEGAL  
DESCRIPTION**

TR=6915 EX OF ST LOT 138 AND NE 122.50 FT MEASURED AT R/A TO NE LINE LOT 237

COUNTY OF LOS ANGELES	2000	4444-026-020	\$2,784.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
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**LEGAL  
DESCRIPTION**

\*TR=6915 LOT 167

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.



INTERIM

**AGREEMENT NUMBER 2571**

**MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY**

**FIFTH SUPERVISORIAL DISTRICT**

76613

16 JUNE 10, 2008



MOUNTAINS RECREATION & CONSERVATION AUTHORITY  
Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, CA 90265  
Phone (310) 589-3230 Fax (310) 589-3237

DISTRICT # 5 COUNTY OF L.A.  
AGREEMENT # 2571

December 29, 2006

Mr. Stan Redins  
Los Angeles County Treasurer and Tax Collectors Office  
225 North Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes  
2007A Tax Sale**

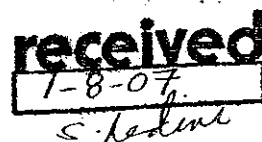
Dear Mr. Redins:

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All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumphy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

Sincerely,

Paul Edelman  
Chief of Natural Resources and Planning



**MRCA Reservation of Tax Defaulted Properties for Public Purposes  
2007A Tax Sale**

<b>APN</b>	<b>Purpose</b>
2274-025-033	Permanent Open Space and Public Parkland
2401-022-010	Permanent Open Space and Public Parkland
2401-041-024	Permanent Open Space and Public Parkland
<del>2550-001-002</del> R	Permanent Open Space and Public Parkland
<del>2550-002-001</del> R	Permanent Open Space and Public Parkland
<del>2550-005-000</del> R	Permanent Open Space and Public Parkland
<del>2550-005-015</del> R	Permanent Open Space and Public Parkland
<del>2550-005-016</del> R	Permanent Open Space and Public Parkland
<del>2550-010-003</del> R	Permanent Open Space and Public Parkland
2563-030-001	Permanent Open Space and Public Parkland
<del>2564-018-016</del> R	Permanent Open Space and Public Parkland
2569-005-022	Permanent Open Space and Public Parkland
2569-005-023	Permanent Open Space and Public Parkland
<del>2569-022-063</del> R	Permanent Open Space and Public Parkland
2601-040-045	Permanent Open Space and Public Parkland
<del>2723-005-038</del> R	Permanent Open Space and Public Parkland
✓ 2818-008-010	Permanent Open Space and Public Parkland
• <del>2826-018-055</del> R	Permanent Open Space and Public Parkland
✓ 2845-011-005	Permanent Open Space and Public Parkland
<del>2845-022-027</del> R	Permanent Open Space and Public Parkland
<del>2845-022-032</del> R	Permanent Open Space and Public Parkland
• <del>3056-003-087</del> R	Permanent Open Space and Public Parkland
✓ 3056-003-092	Permanent Open Space and Public Parkland
✓ 3208-001-037	Permanent Open Space and Public Parkland



<del>3209-019-039</del> R	Permanent Open Space and Public Parkland
✓ 3223-003-002	Permanent Open Space and Public Parkland
3223-003-012	Permanent Open Space and Public Parkland
✓ <del>3247-005-013</del> R	Permanent Open Space and Public Parkland
<del>3247-005-027</del> R	<del>Permanent Open Space and Public Parkland</del>
✓ <del>3247-005-029</del> R	Permanent Open Space and Public Parkland
• 3247-027-004 R	Permanent Open Space and Public Parkland
• 3247-034-008 TS-Ø	Permanent Open Space and Public Parkland
• 3247-034-024 R	Permanent Open Space and Public Parkland
4371-017-014	Permanent Open Space and Public Parkland
<del>4379-004-012</del> R	Permanent Open Space and Public Parkland
4380-018-018	Permanent Open Space and Public Parkland
4422-033-014	Permanent Open Space and Public Parkland
✓ 4444-024-010	Permanent Open Space and Public Parkland
✓ 4444-026-020	Permanent Open Space and Public Parkland
4453-021-025	Permanent Open Space and Public Parkland
4453-021-026	Permanent Open Space and Public Parkland
4453-036-004	Permanent Open Space and Public Parkland
5208-021-020	Permanent Open Space and Public Parkland
5209-017-011	Permanent Open Space and Public Parkland
5306-004-019	Permanent Open Space and Public Parkland
5452-018-034	Permanent Open Space and Public Parkland
5454-021-018	Permanent Open Space and Public Parkland
5460-017-005	Permanent Open Space and Public Parkland
5460-017-007	Permanent Open Space and Public Parkland
<del>5460-017-008</del> R	Permanent Open Space and Public Parkland
5460-017-009	Permanent Open Space and Public Parkland
5460-017-010	Permanent Open Space and Public Parkland

5464-017-007	Permanent Open Space and Public Parkland
5466-010-014	Permanent Open Space and Public Parkland
5475-018-023	Permanent Open Space and Public Parkland
5475-019-013	Permanent Open Space and Public Parkland
5556-024-016	Permanent Open Space and Public Parkland
5608-010-001	Permanent Open Space and Public Parkland
<del>5608-014-006</del> R	Permanent Open Space and Public Parkland

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: Mountains Recreation and Conservation Authority
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 2818-008-010, 2845-011-005, 3056-003-087, 3056-003-092  
3208-001-037, 3223-003-002, 3247-005-013, 3247-005-027,
3. State the purpose and intended use for each parcel: 3247-005-029, 3247-027-001  
Public Parkland and Open Space

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

Ramir Ba  
Authorized Signature

Chief Deputy Executive Officer  
Title

Nov. 8, 2007  
Date

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

November 7, 2007 — Agenda Item V(m)

Resolution No. 07-149

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION  
AND CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF PROPERTIES  
IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT 2571, USING PUBLIC,  
PRIVATE, AND IN-LIEU-FEE MITIGATION FUNDS, DEERLAKE HIGHLANDS,  
ACTON, AND CASTAIC AREAS, 5th SUPERVISORIAL DISTRICT,  
UNINCORPORATED LOS ANGELES COUNTY**

*Resolved*, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement No. 2571 are important for a combination of ecological, recreational, viewshed, and watershed values.
2. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated November 7, 2007.
4. AUTHORIZES any related budget amendments if necessary.
5. AUTHORIZES acceptance of funds.
6. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 2818-008-010, 2845-011-005, 3056-003-087 and 092, 3208-001-037, 3223-003-002, 3247-005-013, 027, and 029, and 3247-027-001 in Chapter 8 Agreement 2571.
7. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.

---

Chair

Agenda Item V(m)  
November 7, 2007  
Page 2

AYES: Hayduk, Daniel, Lange, Berger

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 7th day of November, 2007.

Date: 11/7/07

  
Executive Officer

## MISSION STATEMENT

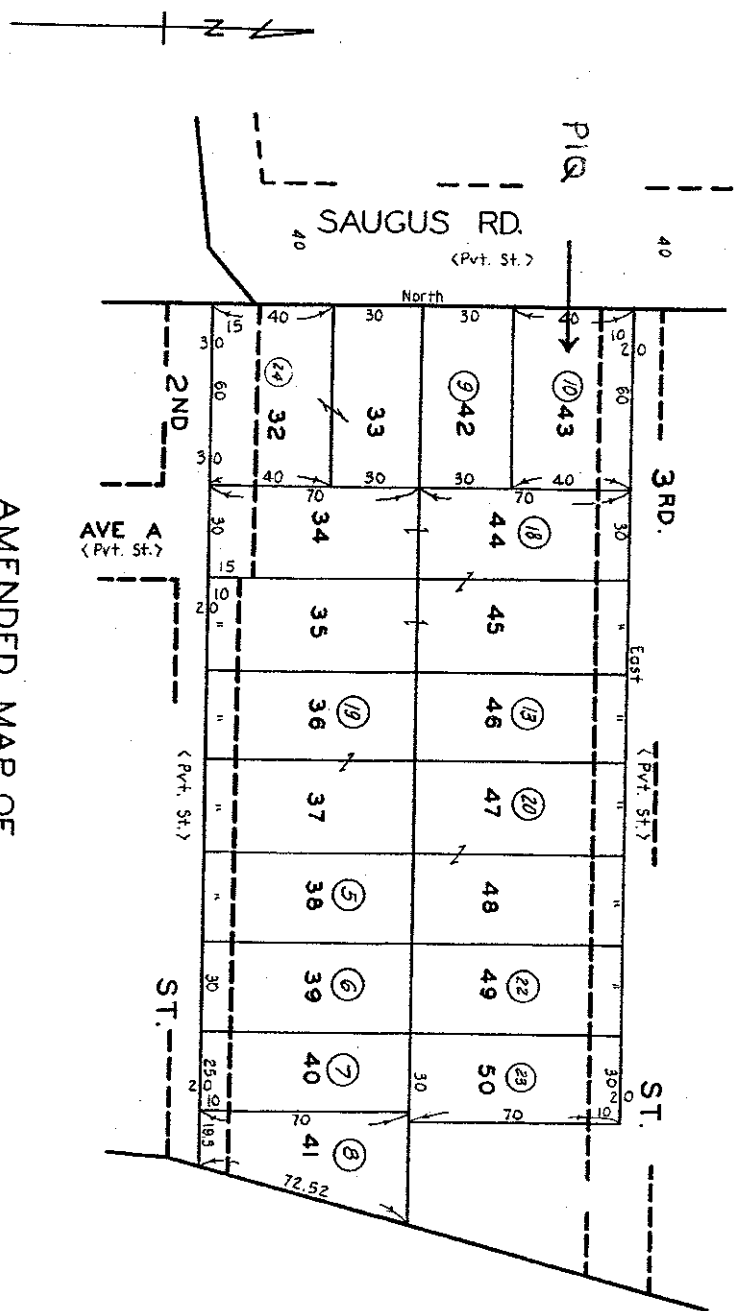
The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

1999

REVISED  
68031  
88041007  
58081408015001-02



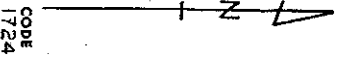
CODE  
1642

AMENDED MAP OF  
DEER LAKE HIGHLANDS  
UNIT NO. 5  
L.S. 24-17

FOR PREV. ASSMT. SEE 744-16 & 17

2007

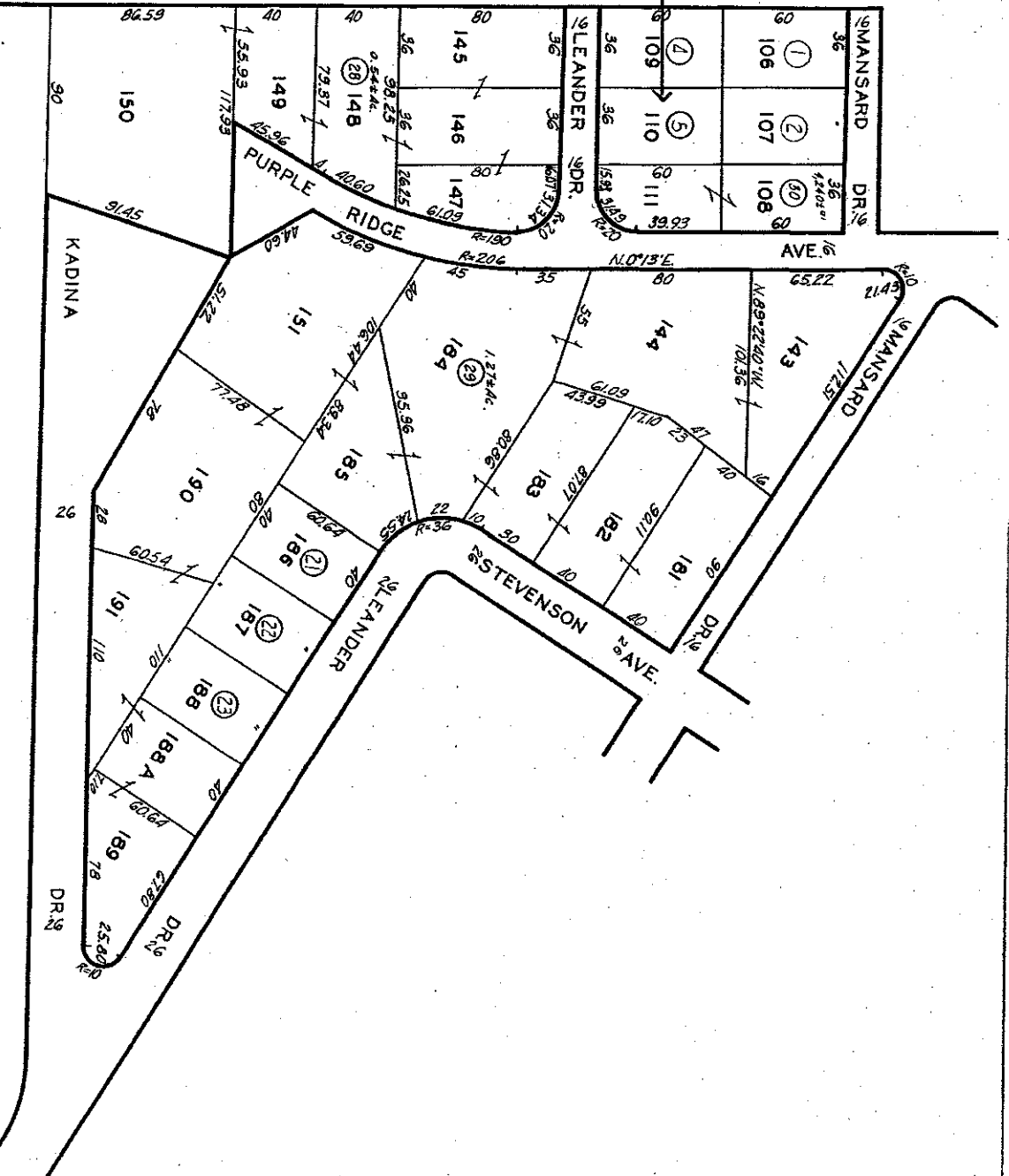
PIQ



CODE  
1724

FOR PREV. ASSM'T, SEE  
2845-11

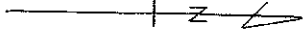
LICENSED SURVEYOR'S MAP  
 L.S. 18-21-22



REVISED  
 6/30/18  
 6/10/2005  
 8/02/12  
 8/02/12  
 8/02/12



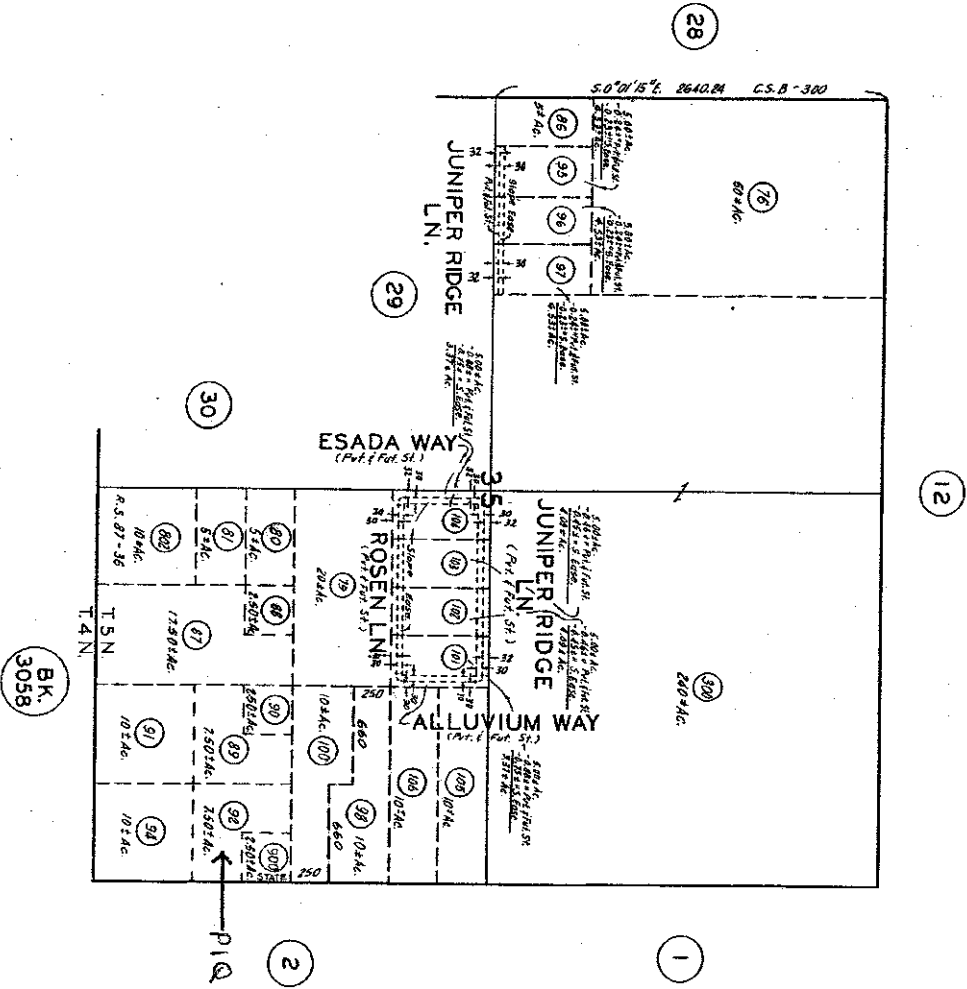
2008



2008  
8925

NO. 1403 FOR PREP. ASSAULT SEE  
3056 - 32

T 5 N., R. 12 W.

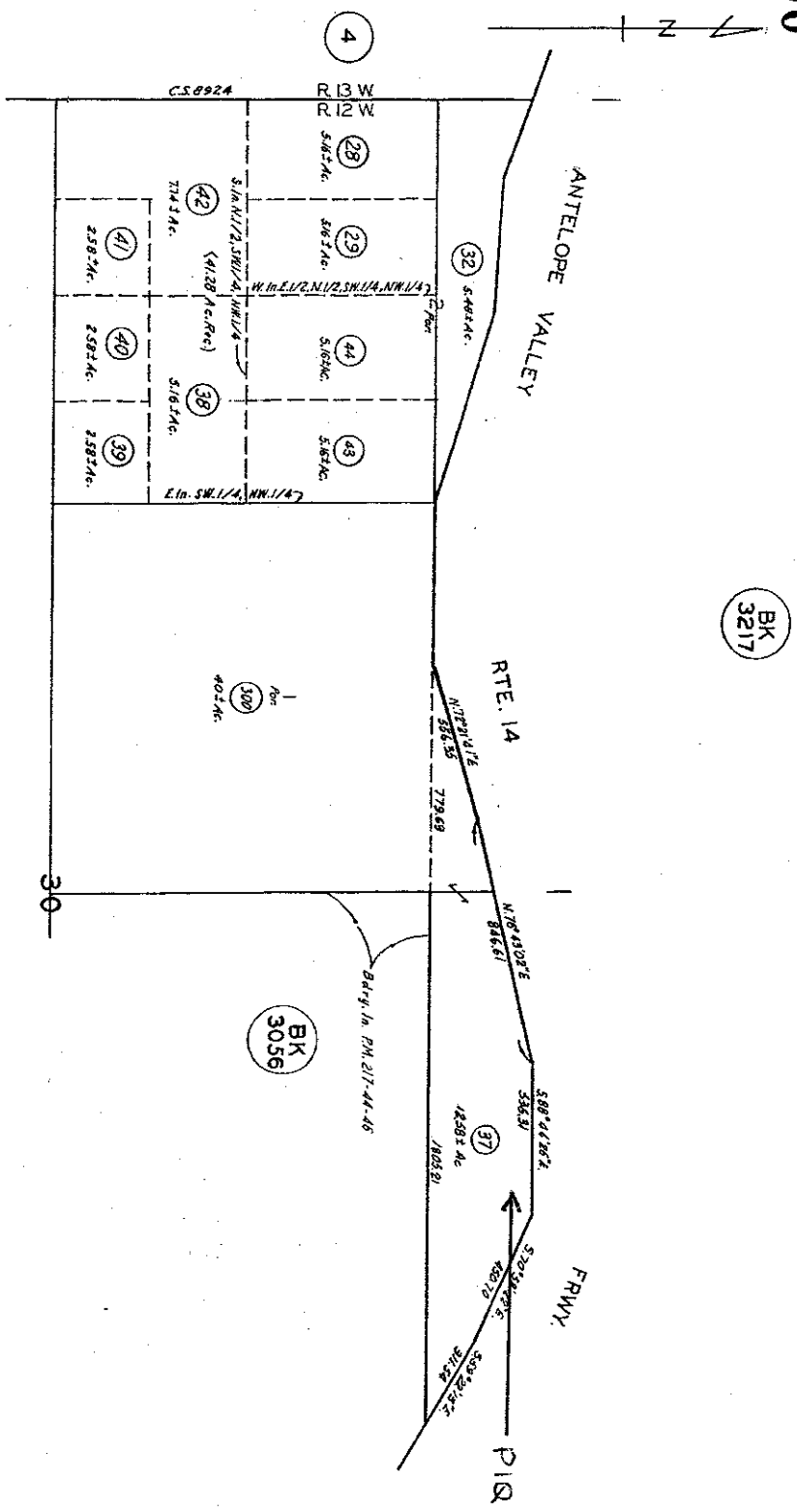


87040581-87  
89058  
4020580007001-4  
900307  
910716 10002 001-81  
920170201001-81  
930131001001-81  
94010601001001-81

ASSASSIN'S MARK  
COUNTY OF LOS ANGELES, CALIF.

3208 1  
1990  
400'

APR 12/16/17-05  
2009/003024001-81



CODE  
8922

FOR PREL. ASSORT. SEE  
3208-1

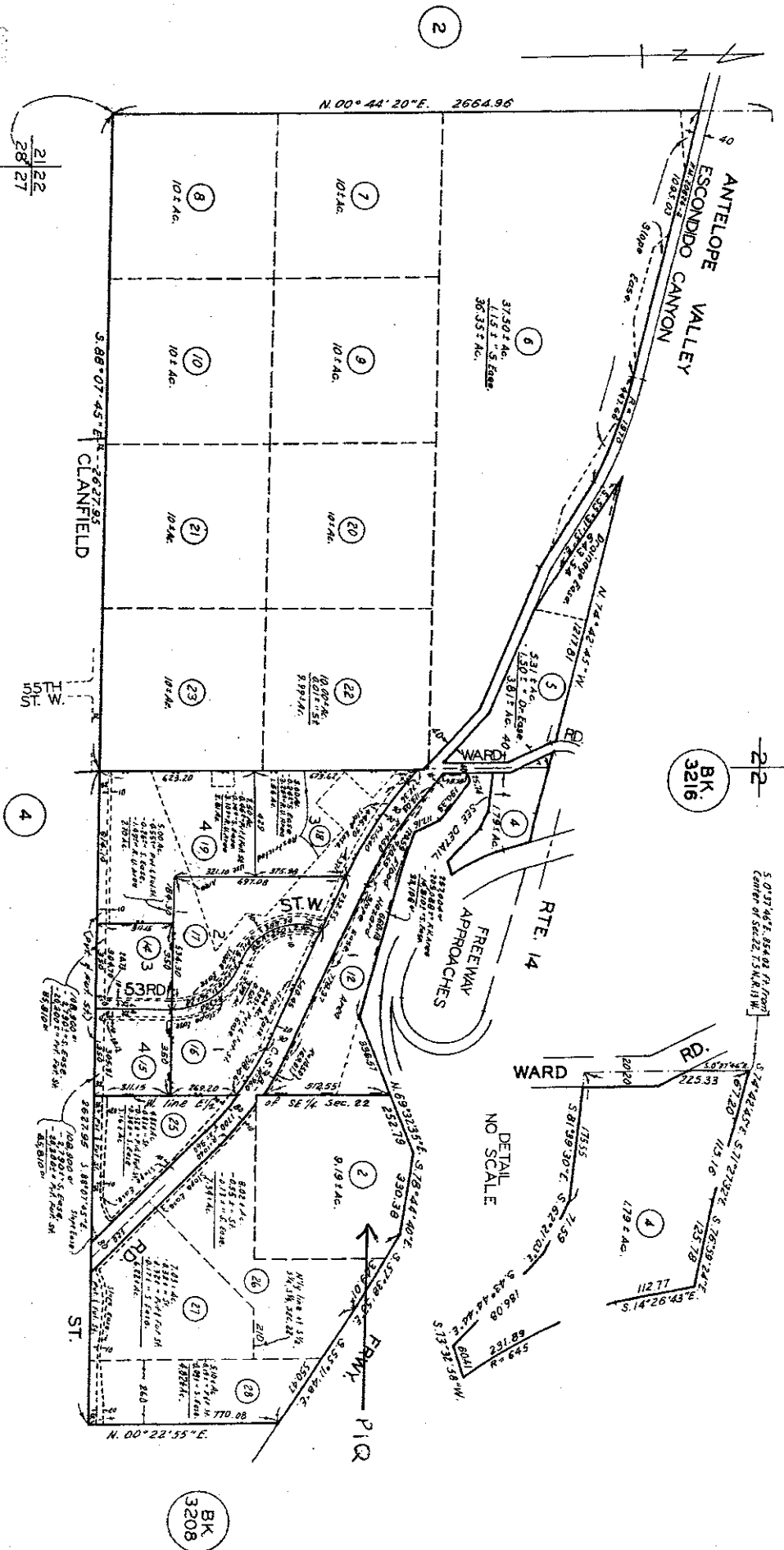
T 5 N, R 12 W

ASSESSORS MAP  
COUNTY OF LOS ANGELES, CALIF.

3223 3  
400'

1993

33-022-10-1  
76/03/01  
350925 604-87  
920509/02010400-107  
720507/02000802-81



FOR PREP. ASSMPT. SEE:  
3207-20

T.5N, R.13W  
PARCEL MAP  
P.M. 71-50-51

PARCEL MAP  
P.M. 158-92-93

SECTION LINES PER C.S. 8197

ASSISTING MAP  
COUNTY OF LOS ANGELES, CALIF.

BOARD OF SUPERVISORS' ORIGINAL  
AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)

This Agreement is made this 10<sup>TH</sup> day of JUNE, 2008, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a TAXING AGENCY, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.  
County Counsel

By [Signature]  
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form  
Revised 6/24/03



I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By [Signature]  
Deputy

16 JUNE 10, 2008

AGREEMENT NUMBER 2571

76613



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said

ATTEST:  
**MOUNTAINS RECREATION  
CONSERVATION AREA**

(Seal)

ATTEST:

By Sachi A. Hamai  
Clerk of the Board of Supervisors

Board of Supervisors  
Los Angeles County

By Yvonne B. Bente  
Chair of the Board of Supervisors

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

By [Signature]  
Deputy  
(seal)



16 JUN 10 2008

Sachi A. Hamai  
SACHI A. HAMAI  
CLERK OF THE BOARD OF SUPERVISORS

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 25th day of July, 2008.

By: Patricia Quinn, STATE CONTROLLER

PATRICIA L. QUINN, Chief  
Bureau of Tax Administration

AGREEMENT NUMBER 2571

16 JUNE 10, 2008

76613

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2571**

**Revised 6/15/09**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	2818-008-010	\$ 2,644.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND

LEGAL  
DESCRIPTION

DEER LAKE HIGHLANDS LOT 43

COUNTY OF LOS ANGELES	2000	3056-003-092	\$ 2,309.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
--------------------------	------	--------------	--------------	---

LEGAL  
DESCRIPTION

FOR DESC SEE ASSESSOR'S MAPS\*POR NE 1/4 OF SE 1/4 OF SE 1/4 OF SEC 35 T5N R12W

COUNTY OF LOS ANGELES	2000	3208-001-037	\$ 5,838.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
--------------------------	------	--------------	--------------	---

LEGAL  
DESCRIPTION

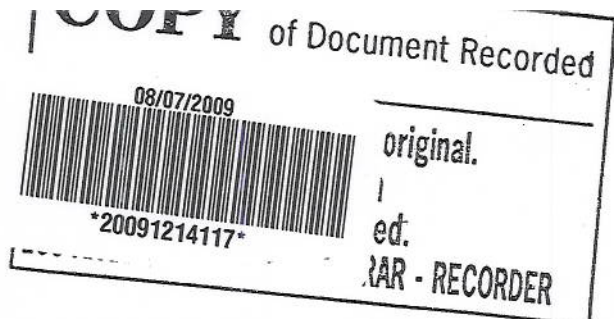
THAT PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF LOT 1 IN NW 1/4 AND THAT PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF NE 1/4 OF SEC 30 T 5N R 12W

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.



COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:  
MR. PAUL EDELMAN  
CHIEF OF NATURAL RESOURCES AND PLANNING  
MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY  
5810 RAMIREZ CANYON ROAD  
MALIBU, CA 90265



FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

*Stanley Redins*  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 2000-2001

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 2818-008-010

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on **June 8, 2009** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of **\$3,472.03**.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: **ROCKY MOUNTAIN PARTNERS C W**

described as follows: **DEER LAKE HIGHLANDS LOT 43**

STATE OF CALIFORNIA  
County of Los Angeles }ss.

MARK J. SALADINO  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

EXECUTED ON August 6, 2009

By *[Signature]*  
Deputy Tax Collector

On August 6, 2009, before me personally appeared **JOHN McKINNEY** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

DEAN C. LOGAN  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

By *Stanley Redins*  
Deputy County Clerk

Location:  
County of Los Angeles  
Sale No. 2007A No. 224  
Agreement No. 2571



## CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Tax Deed to Purchase Tax-Defaulted Property ("TAX DEED") for Assessor's Parcel Number 2818-008-010 executed by the Treasurer and Tax Collector of Los Angeles County, on \_\_\_\_\_, in favor of the Mountains Recreation and Conservation Authority, to which TAX DEED this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 07-149 adopted on November 7, 2007, and the Mountains Recreation and Conservation Authority consents to the recordation of the TAX DEED and this Certificate of Acceptance.

Dated: July 16, 2009

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,  
A joint powers agency

By: \_\_\_\_\_



Rorie Skei, Chief Deputy Executive Officer



COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:

MR. PAUL EDELMAN  
CHIEF OF NATURAL RESOURCES AND PLANNING  
MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY  
5810 RAMIREZ CANYON ROAD  
MALIBU, CA 90265

C		08/07/2009	Recorded
Has 1		[Barcode]	
Orig		*20091214118*	
processing has been completed.			
FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103			

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

*Stanley Medina*  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 2000-2001

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 3056-003-092

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY** ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on June 8, 2009 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of **\$2,975.68**.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: **CRISLEE PROPERTIES**

described as follows: **FOR DESC SEE ASSESSOR'S MAPS\*POR NE 1/4 OF SE 1/4 OF SE 1/4 OF SEC 35 T5N R12W**

STATE OF CALIFORNIA  
County of Los Angeles }ss.

MARK J. SALADINO  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

EXECUTED ON August 6, 2009

By *[Signature]*  
Deputy Tax Collector

On August 6, 2009, before me personally appeared **JOHN McKINNEY** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

DEAN C. LOGAN  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

By *Stanley Medina*  
Deputy County Clerk

Location:  
City of Los Angeles  
Sale No. 2007A No. 398  
Agreement No. 2571



## CERTIFICATE OF ACCEPTANCE

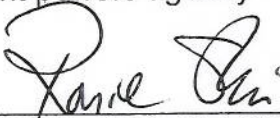
This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Tax Deed to Purchase Tax-Defaulted Property ("TAX DEED") for Assessor's Parcel Number 3056-003-092 executed by the Treasurer and Tax Collector of Los Angeles County, on \_\_\_\_\_, in favor of the Mountains Recreation and Conservation Authority, to which TAX DEED this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 07-149 adopted on November 7, 2007, and the Mountains Recreation and Conservation Authority consents to the recordation of the TAX DEED and this Certificate of Acceptance.

Dated: July 16, 2009

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,  
A joint powers agency

By: \_\_\_\_\_



Rorie Skei, Chief Deputy Executive Officer



COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:  
MR. PAUL EDELMAN  
CHIEF OF NATURAL RESOURCES AND PLANNING  
MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY  
5810 RAMIREZ CANYON ROAD  
MALIBU, CA 90265

C	08/07/2009	recorded
		
Has Original	*20091214119*	
FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103		
LOS ANGELES COUNTY REGISTRAR RECORDER		
 Signature of Declarant		

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 2000-2001

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 3208-001-037

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on **June 8, 2009** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of **\$7,860.71**.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: **BREVIK, REGINA M TR BREVIK TRUST**

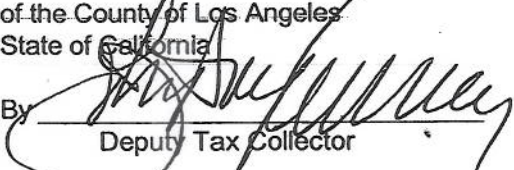
described as follows:

**THAT PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF LOT 1 IN NW 1/4 AND THAT  
PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF NE 1/4 OF SEC 30 T 5N R 12W**

STATE OF CALIFORNIA  
County of Los Angeles }ss.

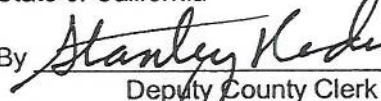
**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

EXECUTED ON August 6, 2009

By   
Deputy Tax Collector

On **August 6, 2009**, before me personally appeared **JOHN McKINNEY** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

**DEAN C. LOGAN**  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

By   
Deputy County Clerk

Location:  
County of Los Angeles  
Sale No. 2007A No. 636  
Agreement No. 2571



## CERTIFICATE OF ACCEPTANCE

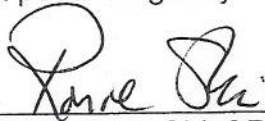
This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Government Code Section 6500 *et seq.*, hereby accepts the Tax Deed to Purchase Tax-Defaulted Property ("TAX DEED") for Assessor's Parcel Number 3208-001-037 executed by the Treasurer and Tax Collector of Los Angeles County, on \_\_\_\_\_, in favor of the Mountains Recreation and Conservation Authority, to which TAX DEED this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 07-149 adopted on November 7, 2007, and the Mountains Recreation and Conservation Authority consents to the recordation of the TAX DEED and this Certificate of Acceptance.

Dated: July 16, 2009

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,  
A joint powers agency

By: \_\_\_\_\_

  
Rorie Skei, Chief Deputy Executive Officer



PROOF OF PUBLICATION AFFIDAVIT  
(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Daily News

a newspaper of general circulation published 7 times weekly in the County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of May 26, 1983, Case Number Adjudication #C349217; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit: May 18, 25,  
June 1,

all in the year 20 09

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Dated at Woodland Hills,

California, this 1<sup>st</sup> day of June, 20 09

\_\_\_\_\_  
Signature

Proof of Publication of

CN818430

NOTICE OF AGREEMENT TO PURCHASE  
TAX-DEFAULTED PROPERTIES FOR  
DELINQUENT TAXES

AGREEMENT NO. 2571

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the Mountains Recreation and Conservation Authority approved by the State Controller, whereby Los Angeles County will sell to the Mountains Recreation and Conservation Authority under the terms set forth in said agreement, all of the real properties hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said properties to the Mountains Recreation and Conservation Authority. If the properties are sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from this sale, notice will be given to parties of interest, pursuant to law.

If redemption of the properties are not made according to law before the properties are sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real properties covered by said Agreement are located in the County of Los Angeles, State of California, and are described as follows, to-wit:

2818-008-010

ASSESSED TO: ROCKY MOUNTAIN PARTNERS  
C W

DEER LAKE HIGHLANDS LOT 43

2845-011-005

ASSESSED TO: ORNELAS, CARLOS

LICENSED SURVEYORS MAP AS PER BK 18 PG  
21-22 OF L S LOT 110

DATED THIS 15th DAY OF MAY, 2009

MARK J. SALADINO, TREASURER AND TAX  
COLLECTOR

Daily News  
CN818430 2571 May 18, 25, Jun 1, 2009

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles

SS

The space above for file stamp only

## Notice Type: NOTICE OF AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Antelope Valley Press, a newspaper of general circulation, printed and published daily in the city of Palmdale, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May 18, 25, June 1, 2009

I certify (or declare) under penalty of perjury that  
the fore-going is true and correct.



Signature

Dated: June 1, 2009

Executed at Palmdale, California

ANTELOPE VALLEY PRESS  
37404 SIERRA HWY., PALMDALE CA 93550  
Telephone (661)267-4112/Fax (661)947-4870

### NOTICE OF AGREEMENT TO PURCHASE TAX-DEFAULTED PROP- ERTY FOR DELINQUENT TAXES AGREEMENT NO. 2571

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the Mountains Recreation and Conservation Authority approved by the State Controller, whereby Los Angeles County will sell to the Mountains Recreation and Conservation Authority under the terms set forth in said agreement, all of the real property hereinafter described which is subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the Mountains Recreation and Conservation Authority. If the property is sold, parties of interest, as defined in Section 4875 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to-wit:

3056-003-092

ASSESSED TO: CRISLEE PROP-  
ERTIES

FOR DESC SEE ASSESSOR'S  
MAPS\*FOR NE 1/4 OF SE 1/4 OF  
SE 1/4 OF SEC 35 T5N R12W

DATED THIS 13th DAY OF MAY  
2009

MARK J. SALADINO, TREASURER AND TAX COLLECTOR  
Antelope Valley Press  
CN818432 2571 May 18, 25, Jun  
1, 2009



MAIL TO:  
AAD NEWS LEGAL DESK  
P.O. BOX 57  
ACTON, CA 93510

PROOF OF PUBLICATION  
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the assistant principal clerk of the printer of the Acton/Agua Dulce News, a newspaper of general circulation, printed and published weekly in the Community of Acton, county of Los Angeles, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of February 8, 1989, case Number 9391; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

5/18, 5/25, 6/1

All in the year 2009



M. Gayle Joyce  
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

NOTICE OF AGREEMENT TO PURCHASE  
TAX-DEFAULTED PROPERTY FOR  
DELINQUENT TAXES

AGREEMENT NO. 2571

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 2 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the Mountains Recreation and Conservation Authority approved by the State Controller, whereby Los Angeles County will sell to the Mountains Recreation and Conservation Authority under the terms set forth in said agreement, all of the real property hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the Mountains Recreation and Conservation Authority. If the property is sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to wit:

3208-001-037

ASSESSED TO: BREVIK, REGINA M TR, BREVIK TRUST

THAT PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF LOT 1 IN NW 1/4 AND THAT PART S OF ANTELOPE VALLEY FRWY OF N 1/2 OF NE 1/4 OF SEC 30 T 5N R 12W

DATED THIS 13th DAY OF MAY 2009

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

Acton/Agua Dulce News  
CN818431 2571 May 18, 25, Jun 1, 2009

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2571**

**Revised 02/13/08**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	3223-003-002	\$ 7,721.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND

**LEGAL  
DESCRIPTION**

NW 1/4 OF SE 1/4 OF SE 1/4 (EX OF ST) OF SEC 22 T 5N R 13W

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.